

RIVERFRONT DUPLEX
SHORT PLAT ALTERATION PROJECT NARATIVE
December 29, 2015
PAGE 1 OF 2

Project Description:

This project involves two parcels: Lot 1 is a 0.43 acre vacant parcel bordering Issaquah Creek on which construction of a new residential duplex is proposed. Lot 2 is 0.2 acre parcel located north of Lot 1 and improved with single family home. Proposed work on Lot 2 includes demolishing a small shed and paving an existing joint use access driveway. The duplex will be two stories with a building footprint of 2,695 square feet. Building height will not exceed 30 feet. All work will be outside the recorded 75 foot stream buffer and outside of the FEMA 100 year flood plain. All impervious surfaces shall drain to public storm drain system in 3rd Place NW. All setbacks, building height and impervious cover shall be equal or better than those previously approved for this property in the Notice of Decision dated July 7, 2004 for Short Plat PLN03-00013, Shoreline Substantial Development Permit PLN03-00014 and Administrative Adjustment of Standards PLN04-00020.

This project is being submitted simultaneously along with the following required City permit applications: Shoreline Substantial Development, Short Plat Alteration, Administrative Adjustment of Standards and Administrative Site Development. The site is served by City water, sewer and storm drains. This project requires a Short Plat Alteration Permit as described below.

Short Plat Alteration Permit (SPAP): A SPAP is required for construction of a duplex on Lot 1 of Short Plat PLN03-00013. The current recorded short plat restricts Lot 1 to one single family home. The requested alteration would revise Page 1, Paragraph No. 3 on said short plat to read as follows: *"3. Lot 1 of this Short Plat is limited to development of one single-family residence or one duplex."*

The proposed short plat alteration is consistent with previously approved applications and current regulations for the following reasons.

A. **PROJECT SCOPE:** The duplex is designed to look like a single family home and be compatible with the existing residential neighborhood by incorporating materials, colors and design style consistent with the adjacent 1930's house at 325 3rd Place NW. Specific design elements proposed include; front trellis, two car garage, period style architectural eve supports and trim, shingle and lapped siding.

The proposed duplex is of virtually the same scale and design of a single family home originally approved for Lot 1 as opposed to the large scale condominiums located west of the site and as allowed by MF-M zoning on the site.

B. **ZONING:** Pursuant to IMC 18.06.130 duplexes are allowing in MF-M zoning.

CONTINUED ON PAGE 2 OF 2
RIVERFRONT DUPLEX

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December 29, 2015

PAGE 2 OF 2

C. SHORELINE MANAGEMENT PLAN: The proposed alteration is consistent with the plan policies for the Environmental Designation of "*Issaquah Creek Shoreline Residential*" for this property. Accommodation of residential development is the stated purpose for "*Issaquah Creek Shoreline Residential*". Duplexes are an approved use in this designated area. It is also important to note that "Residential" and "duplexes" are listed in the same category with single family homes (see: Table 2 Development Standards for Shoreline Environments) for this property. The 2013 Shoreline Plan per 5.6.2(8)b allows for the same buffer reduction to 75' which is already in place, mitigated and recorded on the Short Plat.

D. SEPA: The proposed duplex is consistent with the intent and criteria for the SEPA Mitigated Determination of Nonsignificance issued 12-17-2003. The proposed duplex is roughly the same size and bulk as a single family home. The duplex would be designed to look like a two story single family home with a two car garage. (See submitted elevation plans) The same buffer, building height, setbacks and mitigation requirements would remain in place. The same impervious coverage of 18% for the lot is proposed.

The buffer reduction approval was based on SEPA review and environmental impact. The original 2003 approval considered the more restrictive 100' buffer required by the City's Critical Areas Regulations. As allowed through SEPA and IMC 18.10 mitigation and buffer reduction to 75' was approved. This situation is unchanged to date because the buffer required is still 100' and the 2013 Issaquah Shoreline Plan per 5.6.2(8)b still allows for the same buffer reduction to 75'.

The proposed duplex meets and exceeds "no net loss of shoreline ecological functions" criteria because the proposal is similar to the earlier approved structure for the reasons previously described. Plus the project is substantially improved environmentally from the earlier proposal by the fact that now there is in place a public stormwater collection to convey all improved area runoff away from the site and Issaquah Creek. Consequently the project exceeds the environmental protections required under the original SEPA approval. SEPA review and approval does not expire, the 75' buffer and mitigation is in place and there is "No increased adverse environmental impact".

E. IMPERVIOUS SURFACE RATIO: The development meets the required impervious surface area criteria of not more than 50 percent. Lot 1 will be 18 percent and Lot 2 will be 50 percent which are the same ratios previously approved pursuant to City of Issaquah Notice of Decision for said short plat issued July 7, 2004.